

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Regular Meeting of Thursday April 12, 2012
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 6:04 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chairman Croletto, Commissioner Rowe, Commissioner Reesman and Commissioner Broeder

Commissioners Absent: Vice-Chair Griffin

Staff Present: Deputy City Clerk Jennifer Preston

Staff Absent: Planning & Building Director David Hanham

APPROVAL OF MINUTES

1. Approval of the March 8, 2012 regular meeting minutes.

Page 2, under Public Comment, 2nd paragraph, 2nd line down, change "Then" to "The".

Page 3, 5th paragraph down, change the 2nd line to say "Commission to look at about the red (N1) and yellow (N2) lines on the map for the north reach which is the area of public concern.

Page 3, under Public Comment, delete "the" between "on Business".

MOTION BY COMMISSIONER BROEDER AND DULY SECONDED BY COMMISSIONER CROLETTO AND CARRIED 2-0-2 WITH COMMISSIONER ROWE AND REESMAN ABSTAINING APPROVING THE MARCH 8, 2012 MINUTES AS AMENDED.

2. Approval of the March 29, 2012 special meeting minutes.

Page 1, under Public Comment, change "Cuneao" to "Cuneo".

Page 1, under Public Comment, 1st sentence, change "then" to "that". Then on 3rd sentence add "Paradise One and Paradise Two waterfalls". Next correct "Murhpys" to "Murphys".

Page 2, 2nd paragraph, change last sentence "find funding for the project. The City might get a".

Page 2, 3rd paragraph, last line, change "stated" to "asked" and end the sentence in a question mark.

Page 2, 7th paragraph down, after "high school from" delete "the" and then at the end of the paragraph add "if Roller Ranch was sold or developed.

Page 3, 2nd paragraph, 7th line down, add "she believes" between "Reesman stated that" and "the trail".

Page 3, 7th paragraph, change "know" to "see".

Page 4, 1st paragraph, after “preferred route” add “with no alternative”.

Page 4, 2nd paragraph, add at the end “and the final report will reflect these changes”.

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER BROEDER AND CARRIED 3-0-1 WITH COMMISSIONER ROWE ABSTAINING APPROVING THE MARCH 29, 2012 SPECIAL MEETING MINUTES AS AMENDED.

VERIFICATION OF RESOLUTIONS

- 3. Resolution 2011-15 Chapter 17.26 Historical Commercial District and repeal of Chapter 17.45 Historic Combining District, and amend the Chapter 17.12 Zoning Map.**

It was the consensus of the Planning Commission that the resolution is good but a legend needs to be added to the map and place street names on the map.

PUBLIC COMMENTS

OPENED AT 6:20 P.M.

Lloyd Schneider – 1141 S. Main Street

Mr. Schneider stated that he is favor of the Resolution for the Historical District. He appreciates all the work the commission and staff has done to create the District. The parish that he works at within the District has been there since 1869, and all the way back to 1852 when they operated out of a tent. Again he wants to let the commission know that the work is really appreciated.

CLOSED AT 6:22 P.M.

COMMUNICATIONS AND PETITIONS

None

PUBLIC HEARINGS

- 4. Conditional Use Permit for a full service gun store at 520 N. Main Street Suite 109 APN 058-010-044**

The Chair asked the commission if any ex parte regarding the hearing?

Commissioner Broeder stated no.

Commissioner Reesman stated no.

Commissioner Rowe stated yes, that she is friends with the applicant and she has talked with Ms. Lappin in person and Mr. Lappin over the phone.

Chair Croletto stated yes, that Mr. Lappin called him and Chair Croletto told Mr. Lappin to call the Planning Department and he would have to follow the process.

Staff presented the staff report and resolution for a Conditional Use Permit for a full service gun store located at 520 N. Main Street Suite 109 APN 058-010-044.

PUBLIC HEARING OPENED 6:24 P.M.

Mr. Joe Lappin – Owner of Hardshell Tactical Finishes

Mr. Lappin stated that he would like to see people buy guns locally, ammunition, and accessories. There is a local gun club here in Angels Camp and there is a lot of interest from the public. There are also shooting teams in schools. Mr. Lappin stated that his main focus is safety, he is a certified handgun safety instructor. He will sell ammunition and firearms to hunters, sport shooters and law enforcement.

Chair Croletto asked the applicant if he had changed his business license from his home to the new address.

Mr. Lappin stated that he has changed his business license.

Commissioner Rowe asked the applicant how long he has lived in the county.

Mr. Lappin stated that he has lived in the county for 24 years and in Angels Camp for 14 years.

PUBLIC HEARING CLOSED 6:26 P.M.

The Commission discussed various errors in the staff report and the Resolution. The Commission came to a consensus to continue this item to a special meeting to be held on Tuesday, April 17, 2012 at 1:00 p.m. at the Community Development Department. This will allow time to correct errors and get clarification from the Planning Director, Fire Marshall and the Police Chief.

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 4-0 TO CONTINUE THIS PUBLIC HEARING TO TUESDAY APRIL 17, 2012 AT 1:00 P.M. AT THE COMMUNITY DEVELOPMENT DEPARTMENT SO THAT THE CLARIFICATIONS CAN BE MADE.

5. Variance for a roof sign for Sidewinders Restaurant at 1252 S. Main Street APN 060-012-006

The Chair asked the commission if they had any ex parte regarding the hearing?
All commissioners answered no.

Staff presented the staff report and the resolution 2012-06 a resolution for a variance for a roof sign for Sidewinders Restaurant.

PUBLIC HEARING OPENED 7:05 P.M.

Dave Swarbrick – Owner of Sidewinders Restaurant

Mr. Swarbrick stated that on the staff report, under background, in the last sentence it states that the resolution was denied and he believes that it should state the resolution died because there was no second. He has a problem with the staff report, he believes that the sign is not 19.6 square feet but it is 13.86 square feet because of all the air space underneath the sign.

PUBLIC HEARING CLOSED 7:07 P.M.

Commissioner Reesman stated there is a rule that the sign cannot extended above the height of the roof, the false front of Sidewinders is significantly shorter than the surrounding buildings and the sign is level with the height of the other buildings.

Commission agrees to delete condition of approval number one.

Chair Croletto read into the record and handed out a letter with his concerns about the variance dated April 12, 2012. (see attachment 1)

MOTION BY COMMISSIONER ROWE TO APPROVE RESOLUTION 2012-06 APPROVING A VARIANCE FOR SIDEWINDERS RESTAURANT AS AMENDED. MOTION DIES.

Commission discusses the issues with staff report regarding actual signage and what is on the staff report. Signage doesn't match what is there.

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 4-0 TO CONTINUE THIS PUBLIC HEARING FOR A VARIANCE TO THE MAY 10, 2012 PLANNING COMMISSION MEETING SO THAT STAFF CAN MAKE CORRECTIONS TO STAFF REPORT AND RESOLUTION.

PLANNING COMMISSION MATTERS

6. Review revised plans for Gold Rush Originals for the Façade Grant

Staff presented the staff report regarding the Gold Rush Originals for the Façade Grant.

Commission discussed the differences between the two plans submitted. Under analysis on the staff report, under item 1, add "at 2nd floor window". Then under item 2, add "and sign". Lastly add item 3 that states "New cornice detail at lower roof".

The Planning Commission came to a consensus to approve the "owner requested revisions" changes dated 3/21/12 to the Gold Rush Originals elevations for the Façade Grant.

COMMITTEE REPORTS

7. Joint City Council/Planning Commission Workshops – Chairman Croletto

Chair Croletto stated that this item needs to be deleted off of the agenda, because the City Council approved 2 workshops per year, one in January and one in July, at the 3/20/12 workshop.

8. General Plan Implementation Committee – Commissioner Rowe

Commissioner Rowe stated that staff needs to schedule a meeting to update the list of priorities.

9. DAC – Commissioner Rowe

Commissioner Rowe stated that DAC stands for Destination Angels Camp. There was a meeting last Tuesday, the DAC is very focused on business retention and attracting new businesses.

COMMISSIONER'S REPORTS

10. Action List – Chairman Croletto

Chair Croletto passed out Action List dated 4-12-2012 and the Commission reviewed the items on the list. (see attachment 2)

STAFF REPORTS

Director Hanham was absent.

MEETING WAS ADJOURNED AT 8:20 p.m.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk

Attachment 1

In regards to City of Angels Planning Commission Agenda for April 12, 2012, Item 5 - Public Hearing for Variance for a roof sign for Sidewinders Restaurant at 1252S. Main Street APN 060-012-026:

Staff Report - Background — *“The original permit allowed 15 square feet of signage.” “The restaurant will continue using the signs that were approved in 2010”.* That was for one hanging sign 1.5 ft x 4 ft for **6 s.f.** and one wall sign on building 1.5 ft. x 6 ft. for **9 s.f.** for a total of **15 s.f.**

The business currently has the above signage plus an additional hanging sign added to the approved hanging sign and a sign on the fascia of the overhang beam facing the street and parallel to the building face.

If the variance is granted, staff needs to take actual measurements of the current signage to arrive at the area of signage remaining of the original 28 s.f. for the requested roof sign.

Zoning Ordinance Compliance — the requested roof sign is 6 ft. x 3'-2" = **19 s.f.** The sign on the roof must be reduced approximately **6 s.f.**, to be consistent with zoning ordinance, not 5 s.f. as noted...15 s.f. + 19 s.f. = 34s.f. 34-28 = **6 s.f.** This **does not** take into account the actual area of signage currently on the business.

Sign Ordinance Compliance — Correction to the first sentence, second paragraph: The sign is located on the roof of the **overhang** (not the façade) of the restaurant.

Variance Request — *“Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.”* It is my opinion that several properties have similar if not the same conditions as the applicant’s building. Examples are Calaveras Customs, Odd Fellows, Mercantile, Pickle Barrel, Hobby store and any of the possible storefronts in the hotel building. They all have roof overhangs. Both the Pickle Barrel and the Music Store next to the applicant's business solved the problem by mounting a “fascia sign” on the fascia of the overhang beam facing the street. If the applicant kept the 9 s.f. wall sign and removed the existing hanging sign and fascia sign it would allow for a new 19 s.f. fascia sign.

Again, in my opinion, allowing this variance would set a precedence and in fairness to the other businesses with similar conditions, they would also be allowed to apply for a variance to Municipal Code disallowing new roof signs. Having an assortment of roof mounted signs of different sizes and colors would not be considered an enhancement of the Historical District nor reflect good planning and design to invite potential businesses to our City.

Gary Croletto
Planning Commission Chair
12 April 2012

Attachment 2

City of Angels Planning Commission Action List 4/12/2012

#	Date	Discussion Topic	Action	Commission/Staff/City	Comp/Cont
1	1/08	C.O.A. Design Guidelines	Submit to Staff & Commission for review & comment	G. Croletto	Cont.
2	10/14/10	Developer's Agreements	Annual Review of Developer's Agreements per Section 17.85 P.C. Procedures	Staff/Commission	Cont.
3	3/10,4/14, 7/14, 9/8, 10/13	Gold Panning Sign @ GHC Road and Selkirk	Comes and goes... enforcement? <i>Citations, fines???</i>	Staff	Cont.
4	11/10	<i>Signage for Hobby Store</i>	<i>Sign application and resolution for Hobby Store at Main and Raspberry</i>	<i>Staff</i>	
5		Planning Fees	Last reviewed and revised 1/09	Staff/Commission	Cont.
6	8/14/09	Galleria @ GHC/Classics On the Ridge	Extension of Vesting Tentative Subdivision Map 2005.20	Staff	Cont.
7	1/13/11	Amend Title 17 Chap. 12	Verification of Resolution 2010-19 Zoning Districts	Staff	<i>Needs to go to C.C.</i>
8	2/10/11	Title 17 Chap. 64	Verification of Resolution 2011-2 Tree Preservation	Staff	<i>Needs to go to C.C.</i>
9	6/19/11	Resolution 2011-07	Placement of Historical Plaques in Downtown	Staff	<i>Needs to go to C.C.</i>
10	9/8 11	Zoning Ordinance Text Amendment	Chap. 17.89 Off Street Parking - Need Verification of Resolution	Staff	<i>Needs to go to C.C.</i>
11	11/10/11	Zoning Ordinance Text Amendment	Chap. 17.26 Historical Commercial District- Need Verification of Resolution	Staff	Cont.
12	12/14/11	Resolution 2011-20	Use of American Flags to Celebrate City Incorporation & National	Staff	<i>Needs to go to C.C.</i>